

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

No 29,236 Equity

**TRUSTEE'S SALE
VALUABLE IMPROVED REAL ESTATE**

All those two adjoining tracts or parcels of land situate, lying and being along Quebec School Road in Middletown Election District, Frederick County, Maryland, one tract being improved and containing 68.083 acres and 16 perches of land, more or less, as now fenced, and one tract being unimproved and containing 9 acres, more or less.

Under and by virtue of a Decree of the Circuit Court for Frederick County, Maryland passed in No. 29,236 Equity in said Court on the 17th day of July, 1979 in the case entitled Frederick Production Credit Association VS. William C. Bogley and Jenny L. Bogley, his wife (Decree for sale of Deed of Trust property), the undersigned Trustee will offer for sale at public auction on

WEDNESDAY, AUGUST 15, 1979

at the hour of 11:00 a.m.

Courthouse Door, Courthouse Bldg.
Frederick, Maryland

PARCEL NO. 1 — All that valuable, fee simple, tract of land containing 69 acres 16 perches of land, situate on Quebec School Road; it being all and the same real estate conveyed unto William C. Bogley and Jenny L. Bogley, his wife, by deed from Grace E. Miller, Executrix under the Last Will and Testament of Wilbur M. Ahalt, dated June 18, 1969 and recorded in Liber 806, folio 213, one of the Land Records of Frederick County, Md.

EXCEPTING THEREOUT AND THEREFROM all that lot conveyed by William C. Bogley and wife unto Clarence R. Williams and wife, by deed dated January 8, 1974 and recorded in Liber 956, folio 20, containing 0.917 acres, more or less.

Improved with a large frame 2-sty. house containing 4 bedrooms, 2½ baths, 2 fireplaces, basement and attic, asphalt shingled roof, in good condition; large bank barn with metal roof, 9 horse stalls, tack room & office with electricity & water in barn. This property is also improved with a large pond.

PARCEL NO. 2 — All that unimproved parcel of land situate, lying and being on the North side of Quebec School Road and on the East side of Marker Road, being a triangular shaped piece of land containing 9 acres, more or less.

BEING the same real estate reserved in a deed from William C. Bogley and Jenny L. Bogley, his wife, unto Caleb C. Ewing, Jr. and wife, dated August 1, 1975 and recorded in Liber 966, folio 105, one of the Land Records aforesaid.

Said two adjoining parcels of real estate will be offered for one purchase price and not on an acreage basis, and will not be offered in separate parcels.

This real estate is offered subject to an existing first mortgage from William C. Bogley and Jenny L. Bogley, his wife, unto Federal Land Bank of Baltimore dated September 8, 1971 and recorded in Liber 858, folio 137. The unpaid balance of this mortgage and the terms therein contained will be announced at time of sale.

A deposit of 10% of the purchase price will be required of the purchaser (s) in cash or certified check payable to Trustee at time of sale, the balance of purchase price will bear interest at 8% per annum from date of sale to date of settlement, which shall be within 10 days after ratification of sale by the Circuit Court for Frederick County, Maryland at which time balance of purchase price will be due and payable. All real estate taxes will be adjusted as of date of sale. All costs of conveyancing, documentary stamps and transfer taxes are to be borne by the purchaser (s), including costs of survey if required or desired and deed.

MURRAY H. FOUT, TRUSTEE
20 N. Court Street
Frederick, Maryland
Phone: 663-4222

JAMES G. TROUT, Auctioneer
15 N. Court Street
Frederick, Maryland
Phone: 663-1555

This is to certify that the annexed Trustee's Sale

was published in News-Post

in the News-Post published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 15 days prior to sale, and the last such publication being made not more than one week prior to the 15 day of August 1979.

THE NEWS-POST

Per Janai R. Bassler